

ONE ADDRESS, THREE STORIES

FAIRLIGHT HOUSE



20 CONDUIT PLACE,
LONDON W2

RIB

ROBERT IRVING BURNS

Story

In 1981, Syco Systems opened its showrooms at 20/21 Conduit Place, introducing Britain to the revolutionary Fairlight CMI — the first commercially successful digital sampler, which helped define the sound of the 1980s. Musicians visited to experience the groundbreaking ability to capture and replay any sound from a keyboard.

Preliminary details

2,308 - 14,309 SQ. FT.

Mid-Refurbishment

HQ Building next to Paddington Station

Available September/October 2026

Full furnishing options available

Suitable for Office HQ or individual offices

class E uses also considered (medical, leisure, etc.)

Other alternative uses such as members clubs may also be considered

Available September/October 2026

DESCRIPTION

This exceptional former warehouse building occupies a prime position moments from Paddington Station and offers a rare opportunity to secure truly characterful accommodation in one of Central London's most sought-after commercial districts.

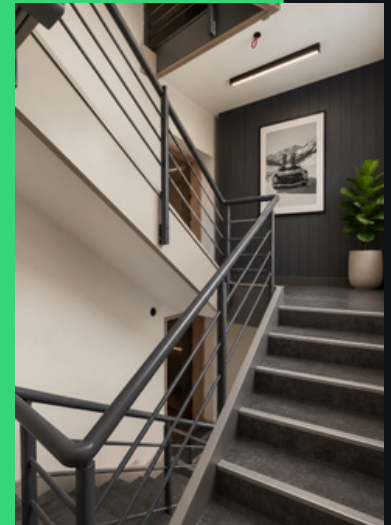
Arranged over Lower Ground to Third Floor, the property benefits from an internal passenger lift and a spectacular top floor with exposed open eaves, celebrating the building's rich industrial heritage.

The building is currently undergoing a first-class refurbishment, carefully designed to restore and enhance its original character while delivering a best-in-class Office/Class E environment. Heritage features will be thoughtfully balanced with contemporary finishes, creating a highly efficient and amenity-rich building that will stand at the forefront of the Paddington market.

A comprehensive new M&E package will provide state-of-the-art comfort cooling, modern lighting and high-speed data infrastructure. A full technical specification is available upon request, and the landlord is actively seeking occupiers who wish to collaborate in shaping and tailoring their ideal accommodation.

Bespoke furnishing packages are available by separate arrangement, allowing for a fully fitted, ready-to-occupy solution.

The landlord will consider letting the building as a whole to a single occupier or, alternatively, to individual tenants on a floor-by-floor basis, providing flexibility for a wide range of business requirements.





RECEPTION CGI

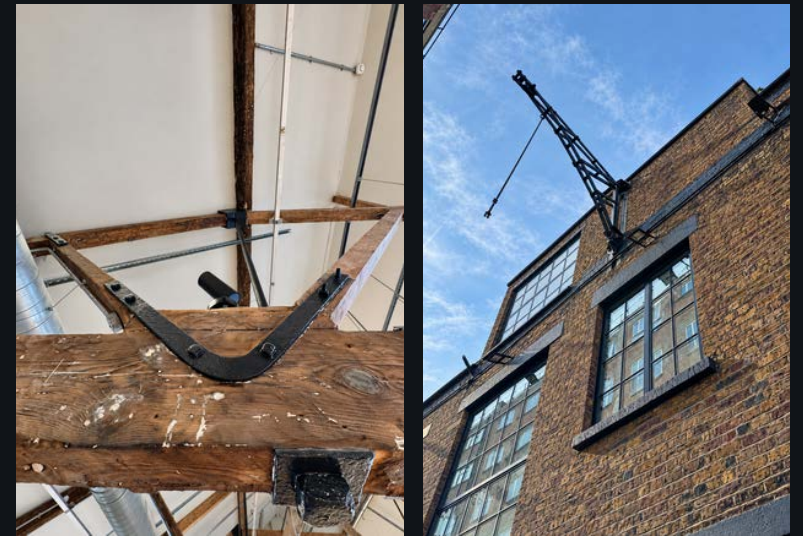
THE SPACE

FLOOR	NIA (SQM)	NIA (SQ FT)
3rd	214.4	2,308
2nd	284.4	3,061
1st	284.4	3,403
G	255.8	2,753
LG	258.7	2,784
TOTAL	1,329.4	14,309

AMENITIES

- NEW LVT FLOORING THROUGHOUT
- NEW COMFORT COOLING SYSTEM
- INDUSTRIAL HERITAGE
- PASSENGER LIFT ACCESS (ALL FLOORS)
- FRONT & REAR NATURAL LIGHT
- 2 X PARKING SPACES
- GREAT HQ POTENTIAL
- EXPOSED MASONRY WALLS
- CYCLE STORAGE
- SHOWER FACILITIES
- CAPPED OFF SERVICES
- NEW LED LIGHTING SYSTEM









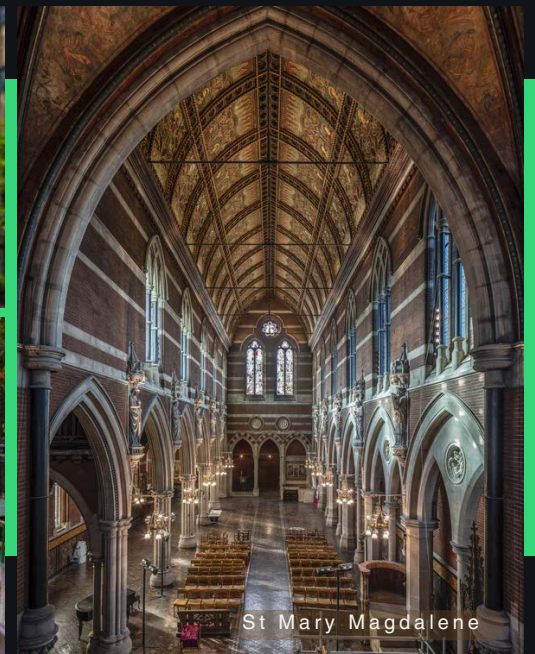




Paddington Basin



Little Venice



St Mary Magdalene

LOCATION

PADDINGTON W2

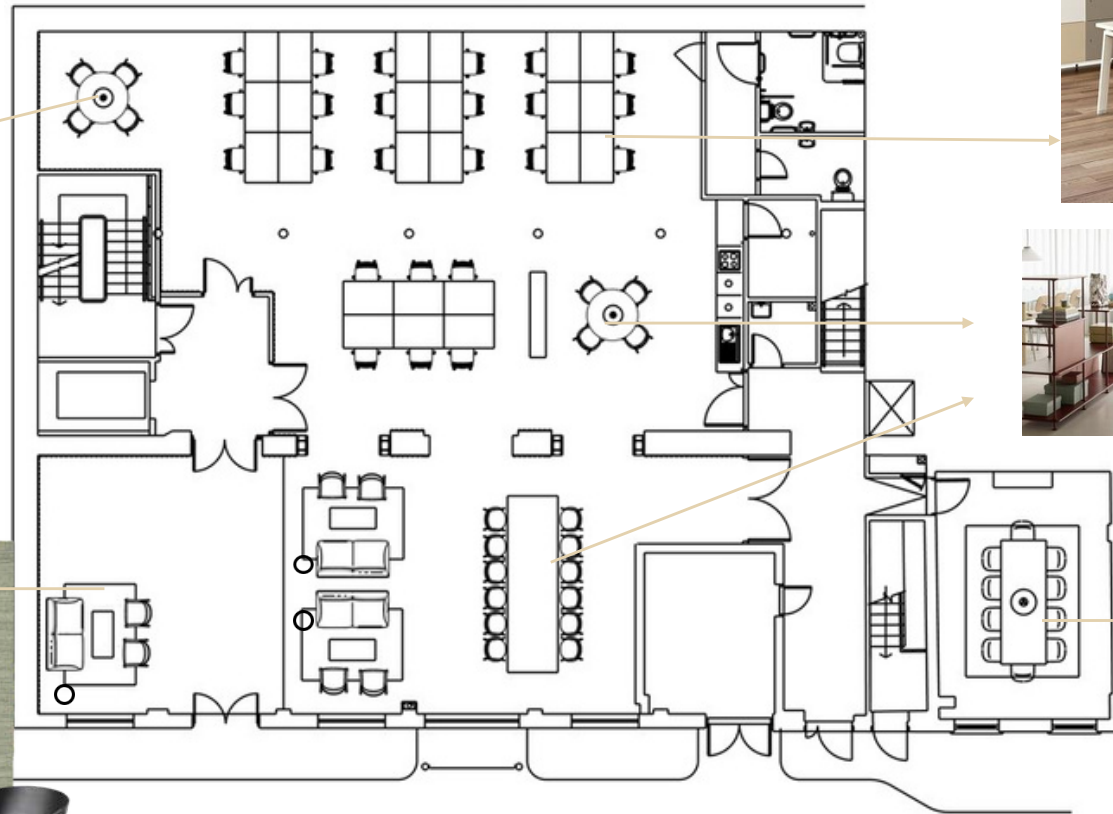
The property is located on Conduit Place in Paddington, just moments from Praed Street and Paddington station. It's well placed for access to one of the main entrances to Paddington station and the new retail & food offerings in Paddington Square.

Published figures anticipate annual footfall to be c.6.25 million people through the new Retail & Leisure destination.

THE NEIGHBOURHOOD



LOOK & FEEL



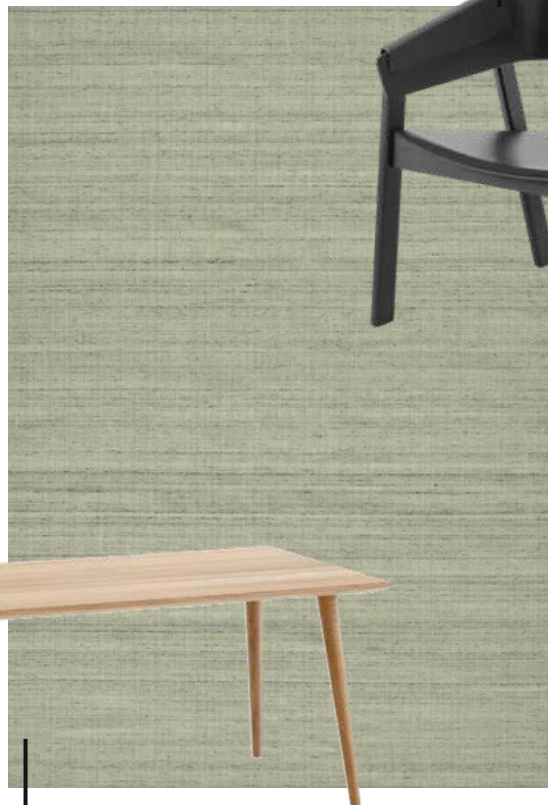
Please note, the furniture shown is indicative only and has not yet been finalised.

RECEPTION AREA



OUTLINE 2-SEATER SOFA MUUTO
H71 SH40 L170 D84 CM Cognac leather

SK23 COFFEE TABLE & TRADITION
W50 D110 H48 Oak or black lacquered



HAZE RUG HAY 170 X 240

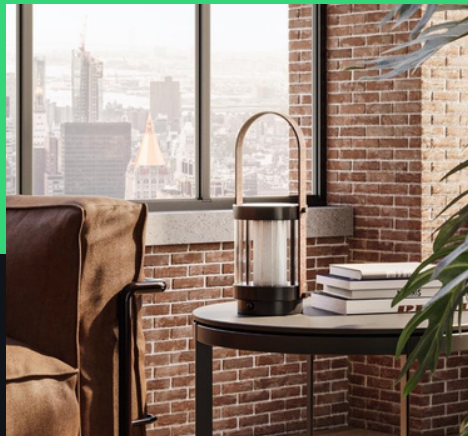
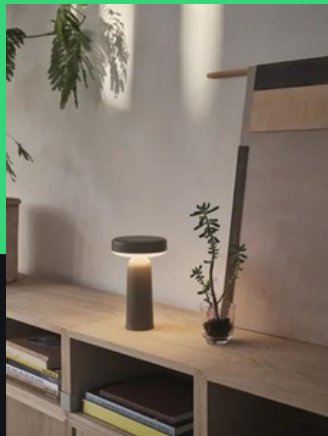
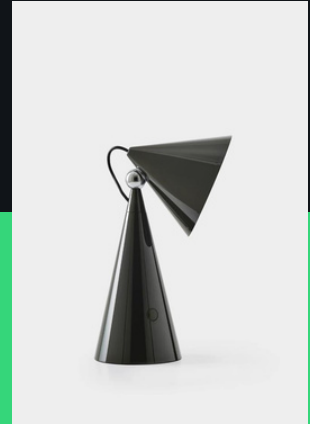


COVER LOUNGE CHAIR MUUTO
H70.7 W66.3 D61.2 SH 38

COT FLOOR LAMP AROMAS
Ø60 H162 Black or white shade

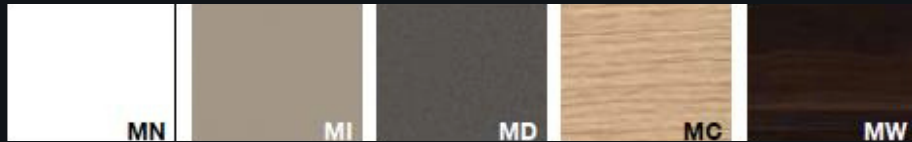


BREAKOUT AREA

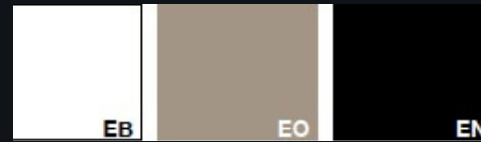


WORKSPACE

TOP FINISHES



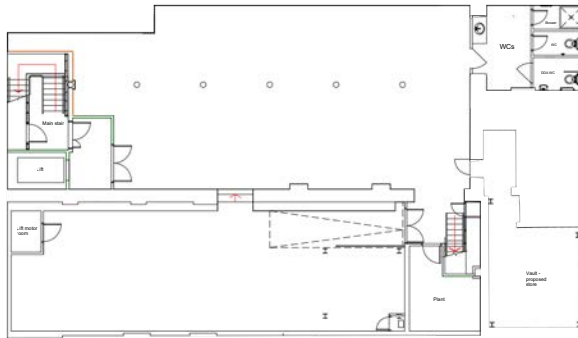
BASE FINISHES



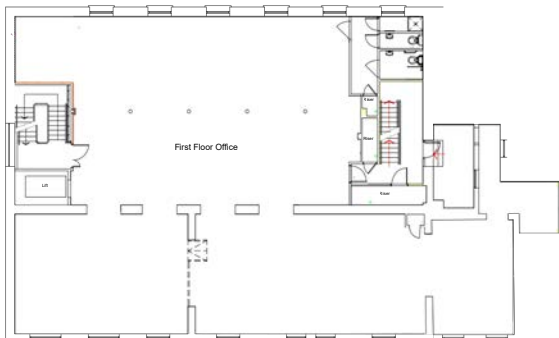
BOARDROOM



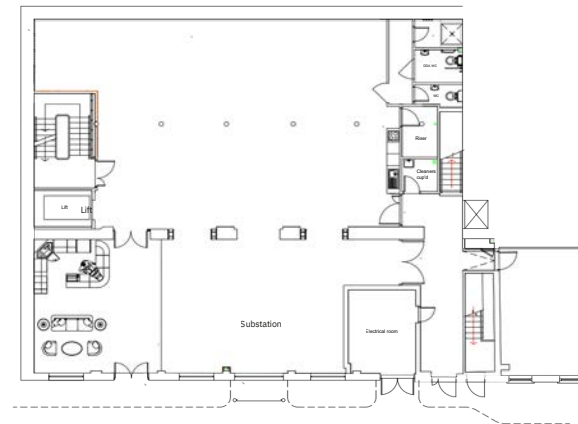
LG. 2,784 sq ft / 258.7 sq m



1. 3,403 sq ft / 316.1 sq m

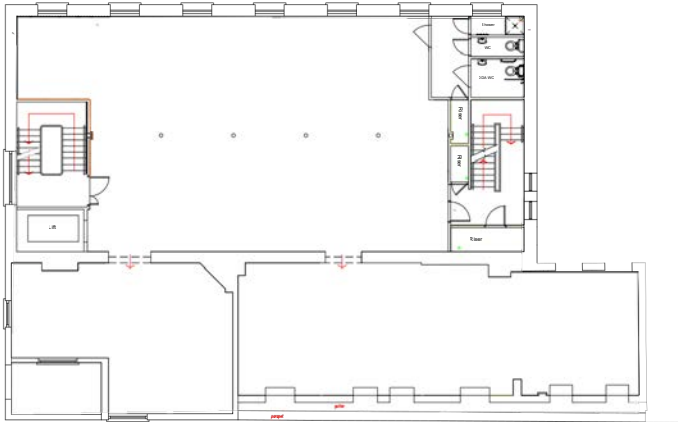


G. 2,753 sq ft / 255.8 sq m

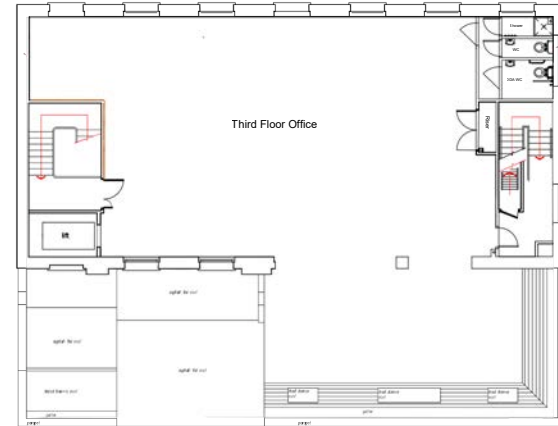


Plans not to scale. For indicative use only.

2. 3,061 sq ft / 248.4 sq m



3. 2,308 sq ft / 214.4 sq m



Plans not to scale. For indicative use only.

FURTHER INFORMATION

RENT

POA.

POSSESSION

Upon completion of refurbishment works and legal formalities.
Practical completion estimated September/October 2026.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026

CONTACT US

For further information please reach out to a member of the RIB team

Henry Bacon

07780 472 942

Henry@rib.co.uk

Matthew Mullan

07741 909 806

Matthewm@rib.co.uk

Jim Clarke

07889 456 957

Jim@rib.co.uk

Thomas D'arcy

07909 259 004

Thomas@rib.co.uk

RIB

ROBERT IRVING BURNS